180.0	0007	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	576,900	/	576,900
USE VALUE:	576,900	/	576,900
ASSESSED:	576,900	/	576,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
552		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KESSISIAN SHAKE
Owner 2:	
Owner 3:	
Street 1:	552 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHERMAN JAMES -
Owner 2:	KESSISIAN SHAKE -
Street 1:	30 GROVE LN
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 7,224 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1304 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7224.000	175,800		401,100	576,900
Total Card	0.166	175,800		401,100	576,900
Total Parcel	0.166	175,800		401,100	576,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.41 | /Parcel: 442.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122352
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0007-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,800	0	7,224.	401,100	576,900	576,900	Year End Roll	12/18/2019
2019	101	FV	163,700	0	7,224.	395,400	559,100	559,100	Year End Roll	1/3/2019
2018	101	FV	160,900	0	7,224.	303,700	464,600	464,600	Year End Roll	12/20/2017
2017	101	FV	160,900	0	7,224.	286,500	447,400	447,400	Year End Roll	1/3/2017
2016	101	FV	160,900	0	7,224.	263,600	424,500	424,500	Year End	1/4/2016
2015	101	FV	160,100	0	7,224.	246,400	406,500	406,500	Year End Roll	12/11/2014
2014	101	FV	160,100	0	7,224.	226,900	387,000	387,000	Year End Roll	12/16/2013
2013	101	FV	160,100	0	7,224.	226,900	387,000	387,000		12/13/2012

!14165!

PRINT

Date	Time
12/11/20	04:02:14

LAST REV

Date	Time
05/13/19	10:01:54
danam	
14165	

USER DEFINED

Prior Id # 1:	122352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERMAN JAMES,	1534-89	1	9/21/2018	Family	300,000	No	No		
KESSISIAN ANIK	1533-62	5	8/30/2018	Estate/Div		No	No		Anki Mari Kessisian dod 10/9/2013
KESSISIAN ANIK	1233-62		2/2/2001	Family	1	No	No		
MADDEN SARA LEE	1180-17		11/14/1997		158,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1858	Insulate	852	C				
3/9/2018	258	New Wind	30,000	C				
12/4/2017	1603	Inter Fi	28,000	C				
11/17/1993	579	Manual	2,005					SOFFIT/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
5/17/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	336	PATRIOT
3/27/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7224		Sq. Ft.	Site		0	70.	0.79	6			Locatio	-10					401,136						401,100	

Total AC/HA: 0.16584 | Total SF/SM: 7224 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,136 | Spl Credit | Total: 401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	127.793
Other Features:	58958
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	238791
Depreciation:	63041
Depreciated Total:	175750

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	

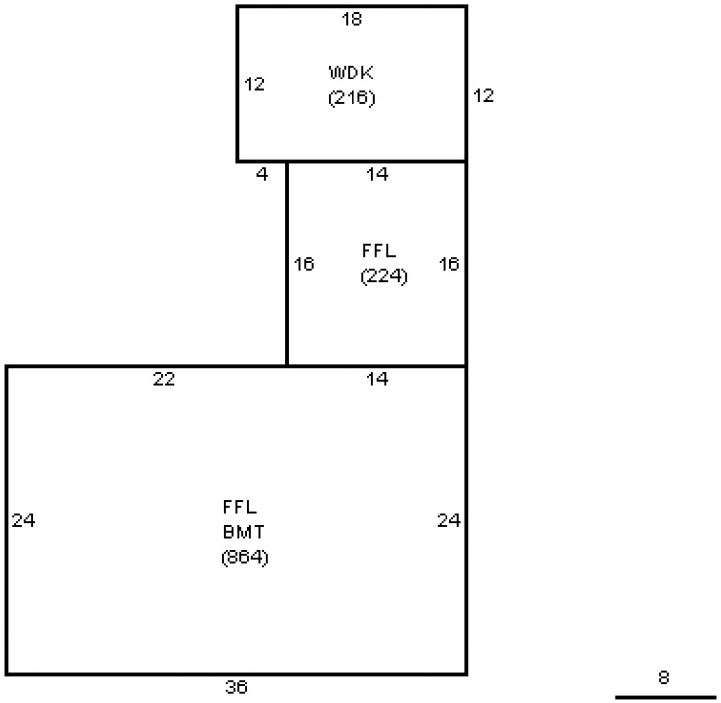
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	127.790	139,039
BMT	Basement	864	44.570	38,507
WDK	Deck	216	10.590	2,288

Net Sketched Area:	2,168	Total:	179,834
Size Ad	1088	Gross Are	2168	FinArea	1304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.79
Special Features:	0	Val/Su Net:	81.09
Final Total:	175800	Val/Su SzAd	161.58

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	